

Manchester City Council Report for Information

Report to: Economy Scrutiny Committee – 23 June 2022

Subject: Manchester Housing Strategy (2022-2032)

Report of: Alan Caddick, Interim Director of Housing & Residential Growth

Summary

This report provides an update on the development of the new Manchester Housing Strategy (2022-2032). It is the product of extensive consultation and stakeholder engagement and sets an ambitious target to increase housing supply and affordable housing growth in particular.

The Strategy brings together themes from the previous Housing Strategy (2015-21) and the Residential Growth Strategy (2015-25) into a single, holistic document.

The draft of Strategy is attached as Appendix 1. It is based around the following four priorities:

- Increase affordable housing supply & build more new homes for all residents
- Work to end homelessness and ensure housing is affordable & accessible to all
- Address inequalities and create neighbourhoods where people want to live
- Address the sustainability & zero carbon challenges in new and existing housing stock

Recommendations

The Committee is recommended to:

- (1) Consider and support the draft Housing Strategy (2022-2032) and provide comments to inform the final version.
 - (2) Subject to comments, agree that the final version of the Housing Strategy (2022-2032) be taken for consideration by the Executive in July 2022.
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Wards Affected: All

Environmental Impact Assessment – the impact of the issues addressed in this report on achieving the zero-carbon target for the city

Emissions from Manchester are split almost evenly between transport, industrial & commercial uses, and housing & buildings. Therefore, reducing the carbon footprint of Manchester's existing and new homes will help to make significant progress towards achieving the zero-carbon target for the city.

To this end the Housing Strategy sets out 4 ambitions and a further 10 (linked) commitments which set out Manchester's strategy for addressing the sustainability

and zero carbon challenges in new and existing housing stock. Specifically, this relates to developing and implementing a long term retrofit plan which will map out each home's journey towards lower energy costs and net zero. It also relates to growing the city's zero carbon housing pipeline in a way that enables us to decouple future housing growth from any associated increase in CO2 emissions.

However, the strategy's zero carbon ambitions will only be achieved by a huge collective effort across the city, which this strategy commits us to catalysing and shaping. The Housing Strategy will also need to work in conjunction with the statutory planning framework (the Local Plan to be consulted on this year) and other related strategic documents (including the Climate Change Frameworks) for the ambitions to be deliverable.

Equality, Diversity and Inclusion - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments

The Housing Strategy has been developed with an acknowledgement that housing inequality in Manchester is directly related to the disadvantages suffered by some individuals or groups because of their characteristics and that this remains a significant issue in the city. These disadvantages were comprehensively evidenced in the Marmot Report 'Build Back Fairer in Greater Manchester: Health Equity and Dignified Lives'

On the basis of this evidence elements of the new Housing Strategy has been drafted to explicitly address housing inequalities suffered by individuals or groups because of their characteristics. Key to this will be using the city's evidence base to ensure that we are building the right homes in the right places to meet the needs of all groups and individuals. However, the strategy also recognises that addressing inequalities and creating neighbourhoods is not just about buildings homes. It is about place-making and working closely with local groups to recognise community heritage will be integral to this. It is also about improving the quality and the management of the homes we already have – particularly in the private rented sector where housing inequality is most acute.

The Housing Strategy will work in conjunction with other strategies to identify the needs of people from protected or disadvantaged groups where these are different from the needs of other people by increasing the supply of suitable accommodation. This includes working with commissioners and trusted providers (utilising the extensive data and evidence they hold) to understand demand. We have also sought to understand the needs of people from protected or disadvantaged groups, where these are different from the needs of other people, via the consultation throughout the development of the Housing Strategy and associated Enabling Independence Accommodation Strategy.

An Equality Impact Assessment for the Housing Strategy has been undertaken and can be found in Appendix 3

Manchester Strategy outcomes	Summary of how this report aligns to the OMS / Contribution to the Strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The Housing Strategy sets out our ambition to ensure that the right scale and mix of housing is delivered across Manchester to meet the needs of our growing population
A highly skilled city: world class and home grown talent sustaining the city's economic success	The Housing Strategy aims to ensure that the right scale and mix of housing is essential to the retention of a highly skilled population
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The Housing Strategy sets out aims to support the delivery of homes across all types and tenures including those designed for our most at risk residents
A liveable and low carbon city: a destination of choice to live, visit, work	The Housing Strategy will promote the continued delivery of sustainable neighbourhoods with a focus on active travel as well as the use of low carbon construction methods and retrofitting
A connected city: world class infrastructure and connectivity to drive growth	The Housing Strategy will promote residential development on sites close to public transport connections and support infrastructure investment as part of the planning of new neighbourhoods

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue:

There are no direct revenue consequences to the Council arising from this report

Financial Consequences – Capital

There are no direct capital consequences to the Council arising from this report

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Background documents (available for public inspection)

The following documents disclose key facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy, please contact one of the contact officers above.

- Manchester Housing Strategy 2021 - Economy Scrutiny Committee, 24th June 2021
- The Housing Strategy (2016-2021)
- The Residential Growth Strategy (2015-2025)
- Private Rented Sector Strategy (2020-2025)

1.0 Introduction

- 1.1 This report provides an update on the new Manchester Housing Strategy (2022 – 2032). A draft of the strategy is included in Appendix 1. The Committee is asked to comment on the draft Housing Strategy and, subject to their comments, agree that the final version be taken for consideration by the Executive in July 2022.

2.0 Background & Context

- 2.1 On the 24 June 2021 the Economy Scrutiny committee considered a report which set out the proposed approach and associated themes within the Manchester Housing Strategy (2022 – 2032). The report described the process for developing a new Housing Strategy for Manchester and put forward the proposal to integrate themes in the previous Housing Strategy (2016-21) and the existing Residential Growth Strategy (2015-2025) into a single holistic document.
- 2.2 The new Housing Strategy represents the integration of two policy documents which have provided the framework for all housing activity in Manchester up to this point:
- **The Housing Strategy (2016-21)** - sets out the city's housing ambitions for the following five years and formed the basis of the role of housing in the delivery of the Our Manchester Strategy.
 - **The Residential Growth Strategy (2015-2025)** - proposed a set of priorities to support the city's sustained economic growth and ensure that there are affordable priced homes for sale and rent which meet the needs of all residents in the city.
- 2.3 The new strategy has been developed against the backdrop of a growing residential and employment offer which has attracted people into the city from both the UK and overseas and resulted in a huge increase in the city's population with exceptionally high associated demand for housing. The Strategy looks to build on this success and at the same time, respond to significant challenges – not least the UK's departure from the European Union, the Covid-19 pandemic, and the increasing cost-of-living crisis.
- 2.4 The Housing Strategy has been drafted based on the findings of the extensive engagement activity (see below), which captured the views and opinions of key stakeholders in relation to both the housing challenges and opportunities facing the city. This process has been used to establish key priority themes and agree practical ambitions to respond to these challenges.
- 2.5 The development of the Strategy has been overseen by the Strategic Housing Board, a partnership with representatives from MCC and the Manchester Housing Providers (MHPP). This Board, and the partnership it represents, will be integral to the successful delivery and oversight of the Housing Strategy over the next ten years.

3.0 Manchester Housing Strategy 2022 to 2032

3.1 The Manchester Housing Strategy (2022-2032) sets out a long-term vision which considers how best to deliver the city's housing priorities and objectives, building on progress already made, whilst tackling head on the scale and complexity of the challenges ahead. The priorities for the new Housing Strategy have been agreed as follows:

1. Increase affordable housing supply & build more new homes for all residents
2. Work to end homelessness and ensure housing is affordable & accessible to all
3. Address inequalities and create neighbourhoods & homes where people want to live
4. Address the sustainability & zero carbon challenges in new and existing housing stock

3.2 Sitting underneath each of these priorities are a further sixteen ambitions and a suite of commitments and actions which will enable us to deliver on these priorities. This includes the headline target of delivering 10,000 affordable homes between 2022 and 2032, which represents just under a third of the 36,000 new homes the Strategy commits us to building over the next ten years.

3.3 Measures of success have also been identified which will be used to monitor progress. A delivery plan will follow the strategy which will bring all of the above together into a clear blueprint for how we will realise this strategy's vision and fulfil the commitments that have been set out.

3.4 It is important to note however that the Housing Strategy is only one element of the full suite of strategies which will deliver on our ambitions. Similarly, this strategy cannot be delivered by the Council working in isolation and success will require working collaboratively with public sector organisations at both the local and national level alongside private sector partners.

3.5 Considering the above, the Committee are asked to comment on the attached draft Housing Strategy (Appendix 1).

4.0 Consultation

4.1 Since the proposed approach was taken to Scrutiny in June last year, an extensive programme of consultation has been carried out predominately with a range of audiences including members, internal and external partners (see Appendix 2 for the full record of the consultation). Key sessions included:

- 7 Member panel meetings – including 2 focusing specifically on affordability
- Five mini round table events of mixed groups including MCC colleagues, RPs and key partners from the private sector (including property developers and lettings agents)

- Direct engagement with specific representative groups – including the Manchester Disability led People’s Access Group (MDPAG) and the Manchester Climate Change Agency
- A range of one-to-one meetings with colleagues across the organisation (e.g., Planning, Work and Skills and Homelessness) and with key partners (e.g., representatives from both Universities)

4.2 Alongside this regular progress updates have been provided to:

- MHPP workstream meetings & the MHPP Forums
- Strategic Housing Board
- Housing Board

4.3 Several common themes featured at all the various consultation events – most notably:

- The Housing Strategy should be ambitious about what we want to achieve including delivering 36,000 new homes by 2032 including 10,000 new affordable homes
- The Housing Strategy should be about building the homes which people want and need
- The Housing Strategy must very clearly state our values and what our intentions are to act upon those values
- The Housing Strategy needs to work with and be aligned to the Council’s other Strategies including the Local Plan refresh, the Work & Skills Strategy and the Homelessness Strategy amongst others
- The value of working with our partners internally and externally
- The challenge of meeting a wide range of (in some instances) competing priorities

4.4 A detailed overview of the full consultation programme for the Strategy is available in Appendix 2.

5.0 Next Steps

5.1 Once the Housing Strategy has been finalised a delivery plan will be developed. The actions detailed in the delivery plan will set out a clear blueprint for how we will realise this strategy’s vision and fulfil the commitments that have been made. The delivery plan will be reviewed on an ongoing basis and refreshed as per the workstreams that sit under it.

5.2 We have also committed to publishing an annual monitoring report (on the housing strategy targets) so that we can be transparent in our reporting over time.

5.3 The Strategic Housing Board will oversee the strategy implementation and an annual performance update will be published to report progress on the various objectives set.

6.0 Recommendations

- 6.1 The Committee are asked to consider the draft Housing Strategy (2022-2032) and provide comments to inform the final version.
- 6.2 Subject to the Committee's comments, the Committee are asked to agree that the final version of the Housing Strategy (2022-2032) be taken for consideration by the Executive in July 2022.